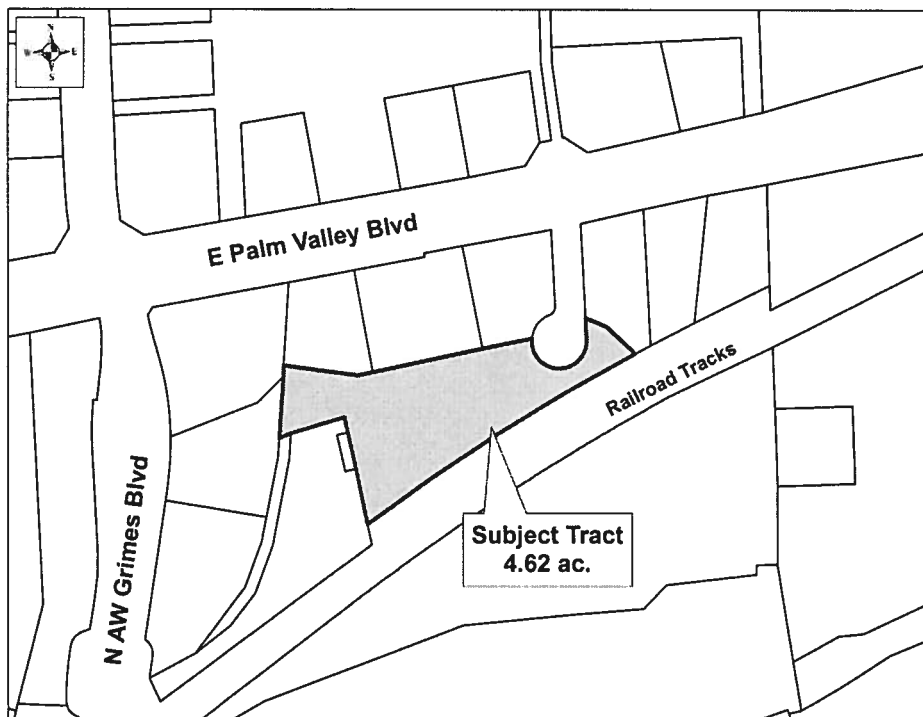


Highland Hwy 79 Commercial Ph. 2 - Replat of Lot 4, Block A
FINAL PLAT FP1710-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the final plat.

ZONING AT TIME OF APPLICATION C-1 (General Commercial)

DESCRIPTION: 4.62 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY: residential structure

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

- North: C-1 (General Commercial) - retail
- South: railroad tracks and public park
- East: C-1 (General Commercial) - retail
- West: C-1 (General Commercial) - retail and residence

PROPOSED LAND USE: office

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	4.62
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	4.62

Owner:
 HR 79 Investment, Ltd.
 David Bodenman
 211 E. Seventh St., Ste. 709
 Austin, TX 78701

Agent
 Waeltz & Prete, Inc.
 Antonio A. Prete
 3000 Joe DiMaggio Blvd. #72
 Round Rock, TX 78665

**Highland Hwy 79 Commercial Phase 2 – Replat of Lot 4, Block A
FINAL PLAT FP1710-002**

HISTORY: Lot 4, Block A was approved in 2007 as part of the Highland Hwy 79 Commercial – Phase 2 Final Plat.

DATE OF REVIEW: November 1, 2017

LOCATION: Southeast of the intersection of E. Palm Valley Boulevard and N. A.W. Grimes Boulevard.

STAFF REVIEW AND ANALYSIS:

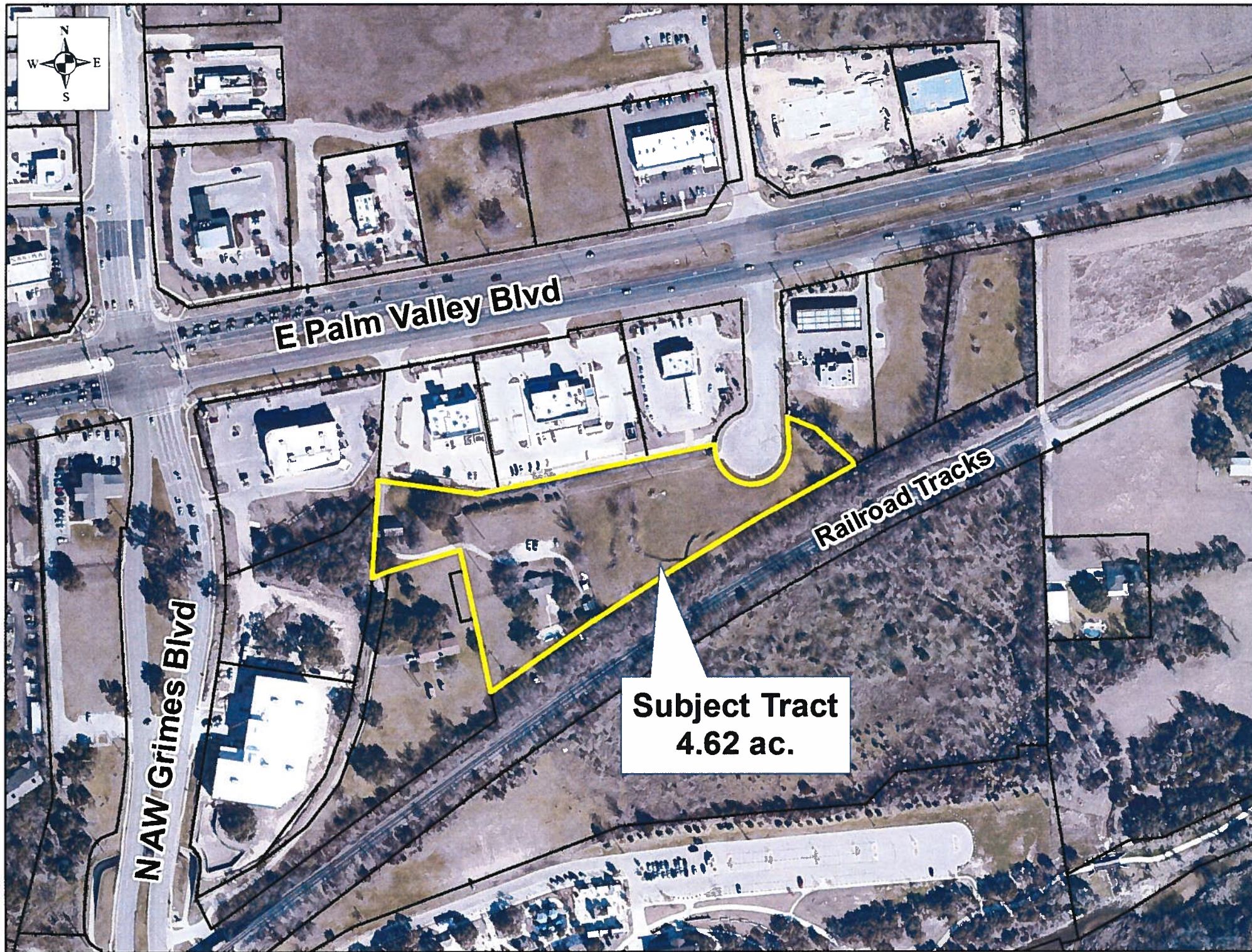
General Plan and Zoning: The General Plan designates the property for commercial uses and it is zoned as C-1 (General Commercial). This district allows a variety of uses including retail sales and services, offices and medical office. The building design standards in this district require the exterior finish to be at least 75% natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU). The remaining 25% of the exterior may be stucco, fiber cement siding, architectural steel or metal, CMU other than split-face or stone-face, or glass with steel framing

Replat: The proposal is to create two lots out of the 4.617 acre Lot A, Block 4. The 2.165 acre Lot 4B has street frontage on Palm Valley Cove.

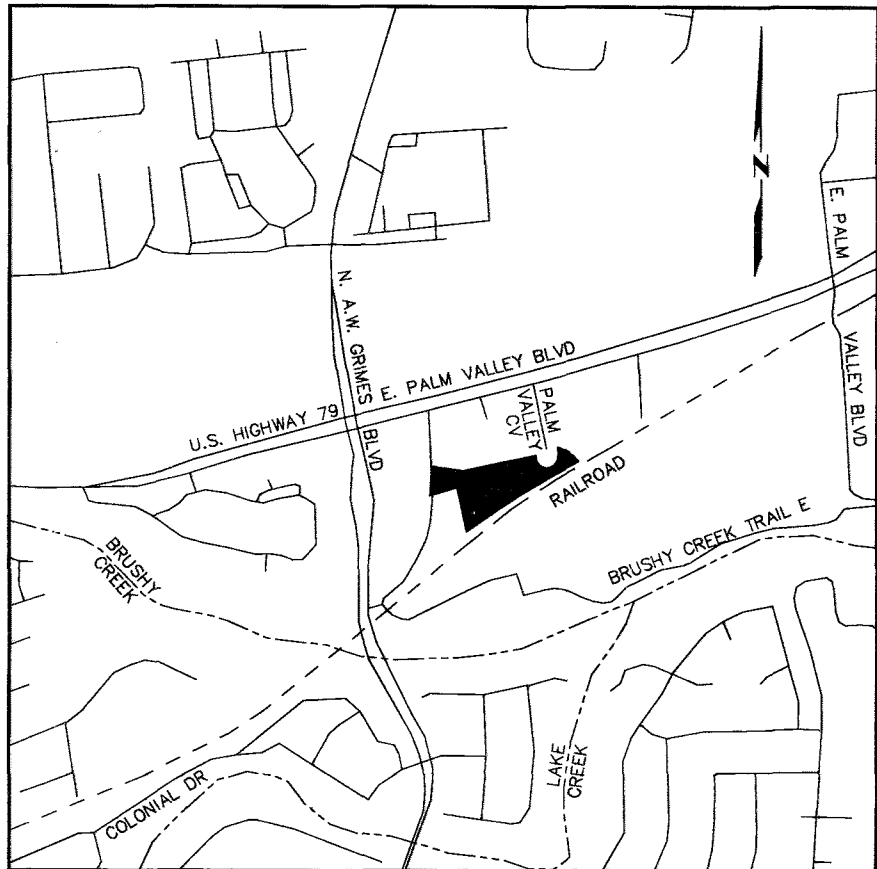
Access to Lot 4A: Lot 4A has no street frontage, but access is instead provided via a 30-foot wide perpetual public easement granted to the City of Round Rock from the property owner. The easement begins at E. Palm Valley Boulevard, north of the boundary of Lot 4A, continues across Lot 4A, and ends south of the lot boundary at the City of Round Rock's Rabb House property. The road surface is paved with asphalt and the easement grants the City the authority to construct and maintain it. Prior to the extension of A.W. Grimes Boulevard to E. Palm Valley Boulevard, this road provided the only access to the house located on the proposed lot 4A, to one other house on an adjacent property and to the Rabb property. The easement therefore effectively serves as street frontage for Lot 4A.

RECOMMENDED MOTION:

Staff recommends approval of the final plat.



**Subject Tract
4.62 ac.**



VICINITY MAP
(NOT TO SCALE)

OWNER: HR 79 INVESTMENT, LTD.
211 E. 7th STREET, STE. 709
AUSTIN, TEXAS 78701

ACREAGE: 4.612 ACRES

PATENT SURVEY: P. A. HOLDER SURVEY, ABSTRACT NO. 297

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: OCTOBER 3, 2017

DATE OF PLANNING AND ZONING COMMISSION REVIEW: NOVEMBER 1, 2017

ENGINEER: WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TEXAS 78665

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628

BENCHMARK DESCRIPTION AND ELEVATION: BENCHMARK NO. 1: PK NAIL SET IN CONCRETE PARKING AS SHOWN HEREON. ELEVATION=690.86'
SURFACE COORDINATES N: 10163176.94, E: 3140807.28
VERTICAL DATUM: NAVD-88 (GEOID 2012A)

NUMBER OF LOTS: 2 DEVELOPMENT

LOT TABLE		
LOT NUMBER	AREA	USE
LOT 4A	2.447 ACRES	DEVELOPMENT
LOT 4B	2.165 ACRES	DEVELOPMENT
TOTAL	4.612 ACRES	

PLAT NOTES:

- 1) NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 2) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 3) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED.
- 4) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 5) A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 6) NO FENCES, STRUCTURES, STORAGE OF FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN: UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF PROPER ANALYSIS.
- 7) THE LOT STREET FRONTAGE REQUIREMENT SHALL BE MET WITH THE LOT'S FRONTAGE ALONG THE 30' ACCESS EASEMENT PER DOCUMENT NO. 2007023060.

<> **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
Firm Registration No. 10006900
(512) 931-3100

METES AND BOUNDS DESCRIPTION

FOR A 4.612 ACRE TRACT OF LAND, BEING ALL OF LOT 4, BLOCK A, HIGHLAND HWY 79 COMMERCIAL - PHASE 2, A SUBDIVISION RECORDED IN CABINET DD, SLIDE'S 155 AND 156 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.612 ACRE TRACT OF LAND SURVEYED ON THE GROUND BY DIAMOND SURVEYING, INC. DURING THE MONTH OF SEPTEMBER, 2017 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with cap marked "Diamond Surveying" on a point in the easterly boundary line of Lot 1, Block A, The Final Plat of Palm Creek Center, Section One, a subdivision recorded in Cabinet CC, Slide 293, Plat Records of Williamson County, Texas, same being on a point in the northerly boundary line of said Lot 4, Block A, same being on a point in the southerly boundary line of Lot 1R, Block A, Amended Plat of Highland Hwy 79 Commercial - Phase 3 a subdivision recorded in Document No. 2015041426 of the Official Public Records of Williamson County, Texas, for the northwest corner and POINT OF BEGINNING hereof, from which an iron rod found with cap marked "TXHS", bears N 82°12'28" W for a distance of 1.99 feet;

THENCE, S 82°12'28" E with the north boundary line of said Lot 4, Block A and the south boundary line of said Lot 1R, Block A, for a distance of 199.25 feet to a PK nail set for an angle point, from which an 'X' scribe found bears S 16°32'11" W for a distance of 0.24 feet;

THENCE, N 77°57'46" E with the north boundary line of said Lot 4, Block A, the south boundary line of said Lot 1R, Block A, the south boundary line of Lot 2R, Block A of said Amended Plat of Highland Hwy 79 Commercial - Phase 3 and the south boundary line of Lot 3, Block A of said Highland Hwy 79 Commercial - Phase 2, passing at a distance of 42.84 feet a PK nail found on the southeast corner of said Lot 1R, Block A and the southwest corner of said Lot 2R, Block A, passing at a distance of 304.87 feet an 'X' scribe found on the southeast corner of said Lot 2R, Block A and the southwest corner of said Lot 3, Block A, in all a total distance of 484.53 feet to an 'X' scribe found monumenting the beginning of a curve to the left in the northerly boundary line of said Lot 4, Block A same being on the most southerly southeast corner of said Lot 3, Block A, same being on the westerly right-of-way line of Palm Valley Cove, from which an 'X' scribe found on the most easterly southeast corner of said Lot 3, Block A, same being a point of reverse curvature in said westerly right-of-way line of Palm Valley Cove, bears N 36°37'22" E for a distance of 78.73 feet;

THENCE with the north boundary line of said Lot 4, Block A common with said Palm Valley Cove right-of-way, the following two (2) courses and distances:

1. With said curve to the left an arc distance of 242.05 feet, said curve having a radius of 74.00 feet, a central angle of 187°24'51" and a chord which bears S 89°13'26" E for a distance of 147.69 feet to a PK nail set on the end of this curve;
2. N 03°04'25" W for a distance of 57.81 feet to a PK nail found monumenting the northeast corner of said Lot 4, Block A and the most westerly southwest corner of Lot 5A, Block A, Highland Hwy 79 Commercial - Phase 2 a Replat of Lot 5 and 6, Block A, a subdivision recorded in Cabinet GG, Slides 237 and 238 of the Plat Records of Williamson County, Texas, for the northeast corner hereof;

THENCE, with the east boundary line of said Lot 4, Block A and the southwesterly boundary line of said Lot 5A, Block A, the following three (3) courses and distances:

1. S 67°56'40" E for a distance of 61.30 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point;
2. S 47°34'14" E for a distance of 98.54 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point;
3. S 26°19'19" E for a distance of 8.36 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the southeast corner of said Lot 4, Block A and the most southerly southwest corner of said Lot 5, Block A, same being on the beginning of a curve to the left, same being on the curving north right-of-way line of International Railroad Company (200' right-of-way width) as recorded in Volume 17, Page 617 of the Deed Records of Williamson County, Texas, from which an iron rod found with cap marked "Baker-Aicklen" monumenting the southeast corner of said Lot 5A, Block A and the southwest corner of Lot 6A, Block A of said Highland Hwy 79 Commercial - Phase 2, A Replat of Lot 5 and 6, Block A, bears N 61°57'59" E for a distance of 50.00 feet;

THENCE, with said south boundary line of Lot 4, Block A and said north railroad right-of-way line with a curve to the left an arc distance of 858.55 feet, said curve having a radius of 6090.32 feet, a central angle of 08°04'37" and a chord which bears S 57°41'34" W for a distance of 857.84 feet to an iron rod found with cap monumenting the most southerly southwest corner of said Lot 4, Block A, same being on the east boundary line of a called 2.545 acre tract of land conveyed to C. Dwight Lamb and wife, Nancy J. Lamb, recorded in Volume 991, Page 618 of the Deed Records of Williamson County, Texas, for the most southerly southwest corner hereof, from which a 1/2" iron rod found monumenting the southeast corner of said 2.545 acre Lamb tract bears S 12°13'07" E for a distance of 54.13 feet;

THENCE, N 12°23'37" W with the west boundary line of said Lot 4, Block A and the east boundary line of said 2.545 acre Lamb tract for a distance of 294.14 feet to a 1/2" iron rod found monumenting an interior ell corner of said Lot 4, Block A and the northeast corner of said 2.545 acre Lamb tract;

THENCE, S 73°04'29" W with the north boundary line of said 2.545 acre Lamb tract, common with said Lot 4, Block A, passing at a distance of 150.21 feet a 1/2" iron rod found monumenting the northwest corner of said 2.545 acre Lamb tract and the northeast corner of Lot 8, Block A of said Highland Hwy 79 Commercial - Phase 2, in all a total distance of 181.98 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on a point in the east boundary line of Lot 1, Block A, Resubdivision of the Final Plat of Palm Creek Center, Section Two, a subdivision recorded in Document No. 2015089602, Official Public Records of Williamson County, Texas, for the most westerly southwest corner hereof, from which an iron rod found with cap (not legible), bears S 73°04'29" W for a distance of 0.47 feet;

THENCE, N 03°55'19" E with said east boundary line of Lot 1, Block A, Resubdivision of the Final Plat of Palm Creek Center, Section Two for a distance of 160.93 feet to an iron rod found with cap marked Carter Burgess on the northeast corner of said Lot 1, Block A, Resubdivision of the Final Plat of Palm Creek Center, Section Two and the southeast corner of said Lot 1, Block A, The Final Plat of Palm Creek Center, Section One, for an angle point hereof;

THENCE, N 03°57'48" E with the east boundary line Lot 1, Block A, The Final Plat of Palm Creek Center, Section One, for a distance of 30.93 feet to the POINT OF BEGINNING hereof and containing 4.612 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203). STATE PLANE SYSTEM. THE DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT HR 79 INVESTMENT, LTD., A TEXAS LIMITED PARTNERSHIP AS THE OWNER OF THAT CERTAIN 12.397 ACRE TRACT OF LAND (TRACT 1-A2) RECORDED IN DOCUMENT NO. 2007061514, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATED TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS REPLAT OF LOT 4, BLOCK A, HIGHLAND HWY 79 COMMERCIAL - PHASE 2 SUBDIVISION.

HR 79 INVESTMENT, LTD.
By: HRI-GP No. 3, LLC, a Texas Limited liability company, its sole General Partner

By: David C. Bodenman
David C. Bodenman, President

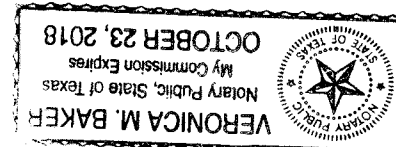
Date: OCT 17, 2017

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THE 17 DAY OF October, 2017, BY David C. Bodenman AS President OF HR 79 INVESTMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID HR 79 INVESTMENT, LTD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Veronica M. Baker
MY COMMISSION EXPIRES: 10/23/18



APPROVED THIS ____ DAY OF _____, 2017, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITH IN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

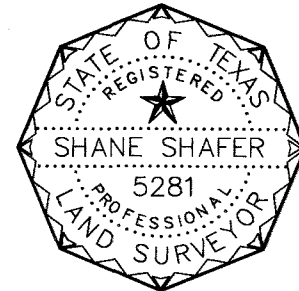
DAVID PAVLISKA, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, SHANE SHAFER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER BY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

Shane Shafer
SHANE SHAFER, RPLS
REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628

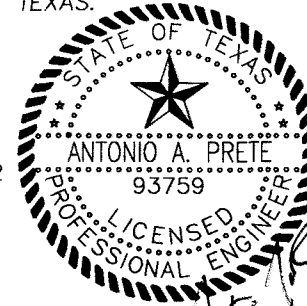
OCTOBER 17, 2017
DATE



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ANTONIO A. PRETE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

Antonio A. Prete
ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX 78665



18 Oct 17
DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

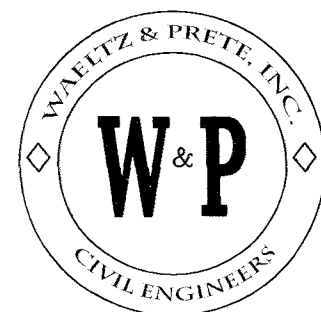
THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FORGING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D., 2017, AT O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____, A.D., 2017 AT O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAS ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

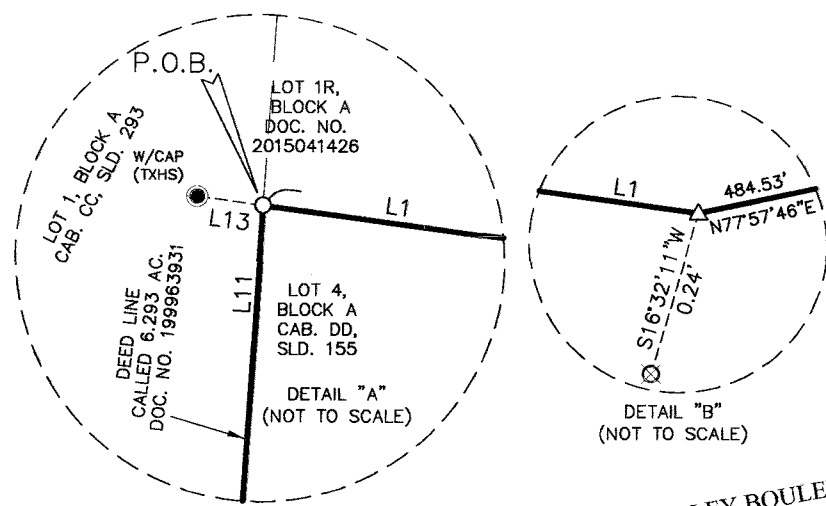
BY: _____
DEPUTY

REPLAT OF LOT 4, BLOCK A
HIGHLAND HWY 79
COMMERCIAL - PHASE 2
PAGE 1 OF 2



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



E. PALM VALLEY BOULEVARD
U.S. HIGHWAY 79
(R.O.W. VARIES)

LOT 1
BLOCK A
THE FINAL PLAT OF
PALM CREEK CENTER,
SECTION ONE
CAB. CC, SLDs. 293-294
P.R.W.C.T.

CITY OF ROUND ROCK
CALLED 3.68 ACRES
DOC. NO. 2005003073
O.P.R.W.C.T.

RESUBDIVISION OF THE
FINAL PLAT OF
PALM CREEK CENTER,
SECTION TWO
DOC. NO. 2015089602
O.P.R.W.C.T.

CITY OF ROUND ROCK
CALLED 0.053 ACRE
DOC. NO. 2004011846
O.P.R.W.C.T.

CITY OF ROUND ROCK
CALLED 0.003 ACRE
DOC. NO. 2004011847
O.P.R.W.C.T.

RECIPROCAL ACCESS ESMT.
DOC. NO. 2005089621
O.P.R.W.C.T.

LOT 1R
BLOCK A
AMENDED PLAT OF
HIGHLAND HWY 79
COMMERCIAL - PHASE 3
DOC. NO. 2015041426
O.P.R.W.C.T.

C. DWIGHT LAMB AND
WIFE,
NANCY J. LAMB
CALLED 2.545 ACRES
VOL. 991, PG. 618
D.R.W.C.T.

SURFACE VALUES
N: 10162725.23
E: 3140726.14
GRID COORDINATES
N: 10161607.45
E: 3140380.70
COMBINED SURFACE
ADJUSTMENT
FACTOR: 1.00011

SURFACE VALUES
N: 10163280.71
E: 3141317.93
GRID COORDINATES
N: 10162162.87
E: 3140972.42
COMBINED SURFACE
ADJUSTMENT
FACTOR: 1.00011

LOT 4B
2.165 ACRES

LOT 4A
2.447 ACRES

INTERNATIONAL
RAILROAD COMPANY
200' RIGHT-OF-WAY
VOL. 17 PG. 617
D.R.W.C.T.

CITY OF ROUND ROCK
CALLED 10.415 ACRES
DOC. NO. 2015009025
O.P.R.W.C.T.

HIGHLAND HWY 79
COMMERCIAL - PHASE 2
A REPLAT OF LOT 5
AND 6, BLOCK A
CAB. GG, SLDs. 237-238
P.R.W.C.T.

LOT 7
BLOCK A
HIGHLAND HWY 79
COMMERCIAL -
PHASE 2
CAB. DD, SLDs.
155-156
P.R.W.C.T.

LOT 5A
BLOCK A

LOT 6A
BLOCK A

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- IRON ROD FOUND
- IRON ROD FOUND WITH CAP
- ▲ NAIL FOUND
- ⊗ "X" FOUND SCRIBED IN CONCRETE
- 1/4" IRON ROD SET
- MARKED "DIAMOND SURVEYING"
- ⬢ BENCHMARK
- △ PK NAIL SET
- ESMT. EASEMENT
- MFFE MINIMUM FINISH FLOOR ELEVATION
- UFL 1% ULTIMATE FLOODPLAIN ELEVATION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- UFL APPROXIMATE LOCATION OF ULTIMATE 100 YR. FLOOD LIMITS AS SHOWN ON PLAT CAB. DD, SLD. 155

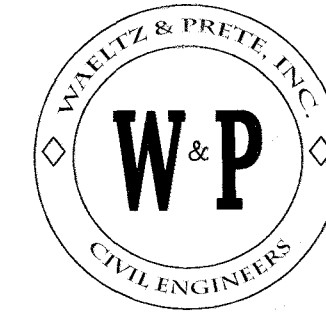
30' ACCESS EASEMENT
BRUSHY CREEK WATER CONTROL
AND IMPROVEMENT DISTRICT
VOL. 1519, PG. 386 D.R.W.C.T.
CITY OF ROUND ROCK, TEXAS
DOC. NO. 2007023060 O.P.R.W.C.T.
GRACE A. WARNER
DOC. NO. 2007023081 O.P.R.W.C.T.
CITY OF ROUND ROCK, TEXAS
30' WASTEWATER LINE ESMT.
DOC. NO. 2003059778 O.P.R.W.C.T.

LINE	BEARING	DISTANCE
L1	S82°12'28"E	199.25'
L2	N03°04'25"W	57.81'
L3	S67°56'40"E	61.30'
L4	S47°34'14"E	98.54'
L5	S26°19'19"E	8.36'
L6	S73°04'29"W	181.98'
L7	N03°55'19"E	160.93'
L8	S12°13'07"E	54.13'
L9	S03°40'57"W	67.86'
L10	S03°55'19"W	54.78'
L11	N03°57'48"E	30.93'
L12	S73°04'29"W	0.47'
L13	N82°12'28"W	1.99'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	74.00'	242.05'	187°24'51"	S89°13'26"E	147.69'
C2	6090.32'	858.55'	8°04'37"	S57°41'34"W	857.84'
C3	6090.32'	591.50'	5°33'53"	S58°56'56"W	591.27'
C4	6090.32'	267.05'	2°30'44"	S54°54'37"W	267.03'
C5	74.00'	83.02'	64°16'45"	N36°37'22"E	78.73'
C6	6090.32'	50.00'	0°28'13"	N61°57'59"E	50.00'

	MFFE	1% UFL
A	692.0'	690.0'
B	690.0'	688.0'
C	689.0'	687.0'
D	688.0'	686.0'

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
Firm Registration No. 10006900
(512) 931-3100



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REPLAT OF LOT 4, BLOCK A
HIGHLAND HWY 79
COMMERCIAL - PHASE 2
PAGE 2 OF 2